

Draft Minutes Planning Commission Meeting March 22nd , 2016

Attending: Matt Tell, Staley McDermet, Patti Smith, Edie Mas, Bennett Grout
Mary Sargent (Zoning Administrator)

Matt called the meeting to order at 5:13 pm.

1. Minutes

Minutes of March 8th meeting approved unanimously.

2. Communications

No written communications.

Matt sent the info about appointments to PC and WRC to the Select Board in time for their meeting March 10.

3. Fluvial Overlay District (Section 380)

Edie had asked to put this on the agenda, to complete the draft map. She read (again) the email from Alyssa Sabetto of WRC, who basically said that she and John Bennett had discussed the additions to the fluvial/flood area Jeff Nugent had put together, and agreed that the Town was able to add sensitive areas they had identified, as long as it was part of an overlay district, which is what the PC is proposing. Edie would like to ask Jeff to redo this map so it can be reproduced digitally and in large form for the first Public Hearing, (possibly in May).

The PC reviewed the map, with additions from Dan MacArthur and Jim Herrick, and agreed by consensus to have Edie present it to Jeff to make a map. The title of the map should be: "Flood Hazard Area Overlay District".

Section 389 no longer applies as the PC is dropping the Certificate of Occupancy requirements, so was eliminated.

4. Continuing Review of written comments from forums

(note: discussion on Section 340 – 356 was postponed as Tim had wanted to be present for the discussion)

a) Section 360-Shoreland Overlay District; no changes suggested

b) Section 371- Surface Water Buffer Overlay District Description

There were a number of comments from the forums on this section; after discussion, a decision was made to make a map of this overlay (as opposed to having it on the general Zoning Use map as it is currently). There are proposed 300', 100', and 50' setbacks in different parts of town, in addition to the 100' pond setback being superimposed on the 250' setback in the Shoreland Overlay. As Jeff had originally made a map of the 300' setback, consensus was to ask him to print a large map of this as an overlay, including the other setbacks. Edie agreed to discuss this with him also.

c) At this point, the discussion moved to definitions, picking up at "Community Building", where it had last stopped. "Community Building", "Facility", "Conditional Use", "Conference Center", "Contiguous Wildlife Habitat" and "Day Care Center" were not changed. In the definition for "Density", "use" was eliminated. "Development" and "Development envelope" were not discussed. "Dormitory/Hostel" through "Extraction of Soil, Sand, and Gravel" were not changed. At Edie's request, there was a discussion about "Recreation, Active", and whether it would prevent possible use of snow mobiles on trails built on Jenkes Foundation land. There was consensus that Zoning does not regulate trail use on property, so the Foundation could make decisions about use on its land without needing town approval, whether the land was in the Conservation District or not.

Meeting adjourned at 7:05; next meeting April 12th, 5 pm at Town offices.

Respectfully Submitted, Edie